





Tropica
- 2 & 3 BHK TROPICAL APARTMENTS -





Welcome to a living
inspired by the tropics.

inspiration.

From traditional to modern, there's endless beauty in tropical architecture. It's a world of its own designed to relax everything from senses to the soul.

Tropical architecture has an intimate relationship with the outdoors. The free flow of air, the reflecting pools, the playful shadows of light and darkness, the sense of poetics, the exceptional landscapes, the stunning natural features... the tropics redefine the way people enjoy and relax.

Tropica is giving form to this inspiration... taking tropical lifestyle beyond occasional living to everyday living.



concept.

Tropica is born. A magical retreat.

Tropica is a sincere search for new expressions that will truly enhance the spaces people occupy. The architectural philosophy of the tropics is married to a vertical, modern lifestyle. A confluence that meets the demands of everyday living and fulfills the desires of a silent moment passing by...

The landscapes have a tropical texture that grows on one's senses. The magic of the ambience will cure the soul, free the mind and relax the body.

2 & 3 BHK tropical apartments establish the relationship between you and nature. Relevant use of timber, a concern for shade and cross ventilation, and maximum interface between the interior and exterior... The coziness, comfort, warmth of life at Tropica will make you belong to this tropical living.

Welcome to a magical retreat... Tropica is born...





landscape.

Born out of a tropical landscape.



A stunning natural side!

Tropica is characterized with its tropical landscape. The beauty alongside the homes unfolds continuously to open up changing perspectives. Handled with grace, the transition spaces flow in an almost seamless way... The meandering pathways, the curvilinear perennial tropical plantations, the generous space allocation gives Tropica a natural pattern and language.



Thoughtful touches

The open spaces have been thoughtfully segregated as active zone and passive zone. The active zone is an ensemble of all lively activities. The passive zone blends walls and landscapes to create a series of intimate spaces where you converse with your dear ones and yourself. The 2 club houses in each zone dotted with water bodies enhance every experience at Tropica.



Landscaping features

- Tropical entrance
- Entrance water body
- Leisure lawn & shrub beds
- Senior citizens pergola
- Musical fountain plaza
- Lawn mounts with a variety of palms
- Perennial tropical flowers and plants







Live a tropical lifestyle!

The focus of amenity planning has been self submission to recreation and elevating community living with thoughtful considerations in every detail. Shaded gardens provide great relief, whilst plants soften buildings' edges, define space and provide privacy.

Here are tropical spaces that will not only mesmerize your senses but will translate into an experience you'll cherish for a long time to come!

Tropical touch

- Bird bath unit and seating in terrace
- Frangipani tree with decorative pot
- Designer entrance door with brass finish fittings. Wood carved Ganesha idol at the entrance. Metal letters name plate on wood.
- Acrylic painting on canvas
- Library, movie theater (auditorium)
- Party hall with pantry
- Fully equipped gymnasium
- Club house and indoor games – carom, pool table, table tennis, chess
- Crèche hall
- Rain dance zone, music pavilion
- Business communication center
- Digital gaming zone
- Wi-Fi club house

The relaxation zone

- Steam bath facility
- Jacuzzi
- Meditation / aerobic / yoga hall

The club

- Swimming pool with kids pool
- Amphitheater, jogging track
- Children play zone and toddler play area
- Activity wall/ climber wall
- Tennis court, basket ball court
- Skating rink, entertainment golf

Convenience

- On-call services
- Fully-equipped society office
- Car washing area
- Ample visitors parking

General

- Rain water harvesting
- Sewage treatment plant
- Water recycling
- Generator backup for common lights & lifts



specifications



Entrance lounge



Floor lobby

R.C.C.

- Earthquake resistant framed structure confirming to IS code

Brickwork

- Internal / external 6" thick high quality flyash bricks

Plaster

- External - sand faced / textured finish with leak-proof treatment
- Internal – Gypsum plaster for better finish of walls

Flooring & tiling

- Branded vitrified tiles 24"x24" in all the rooms
- Wood finish 24"x24" vitrified tiles in master bedroom

Doors

- Decorative main entrance door
- Terrace door 3 track powder coated aluminum in special section
- Complete marble frame for all washroom doors
- FRP (Fiber Reinforced Plastic) doors for washrooms

Windows

- Powder coated aluminum sliding windows with mosquito net
- All windows with safety grill in mild steel
- Marble window sills (frame) for all four sides

- Aluminum louvers with exhaust fan provision for washrooms

Kitchen

- Modular kitchen with SS trolleys
- Granite top kitchen platform with stainless steel sink
- Glazed / ceramic tiles dado upto 7' height
- Piped gas facility
- Separate space for utensil washing
- Utility space for washing machine and drying clothes
- Jaquar / equivalent C.P. fittings for kitchen
- Provision for water purifier in kitchen
- Provision for exhaust fan in kitchen

Washrooms

- Tiling: Designer dado tiles upto 7 feet in washrooms
- Flooring: Anti-skid flooring in washrooms
- Granite counter wash basin in master bed washroom
- Fixed glass partition for master bed washroom
- Jaguar / equivalent chrome plated fittings for all washrooms
- Provision for water heater in washrooms
- Provision for exhaust fan in washrooms
- Glass wash basin in common passage

- Wash basin in common washroom
- Mirror above all wash basins
- Towel rod with napkin ring near basins
- Wall hung European water closet (commode) in all washrooms

Water supply

- Official water supply from PCMC
- Water supply through overhead water tanks
- Adequate water storage in underground water tanks
- Recycled water for flushing and gardening

Electrification

- Branded modular switches in entire apartment
- T.V. point in living room and master bedroom
- DTH connection with limited subscription for each apartment
- Branded ceiling fans and tube lights in all rooms
- Concealed electrification with branded copper wiring
- Branded MCB & ELCB (Earth Leakage Circuit Breaker) for each apartment
- Provision for split AC in master bedroom
- 15 Amps power points for washing machine, microwave, AC, refrigerator and water heater
- Provision for inverter in each flat

- Provision for broadband connectivity

Painting

- Superior water resistant acrylic emulsion for external walls
- Internal acrylic emulsion / oil bound distemper paint
- Theme wall with special paint in every room inside an apartment
- Decorative P.O.P. cornices for living room

Lifts

- 2 branded lifts (big size & standard size) with generator backup for each building

Security system

- Video door phone with intercom and picture memory
- Alarms connected with panic button
- Gas leak auto shut-off valve
- Security cabin linked with video intercom to all apartments

Eco-friendly features

- Vermi-culture plant
- Sewage water treatment and recycling plant
- Rainwater harvesting



Frangipani tree with decorative pot



Bird bath and seating in terrace



Acrylic painting on canvas



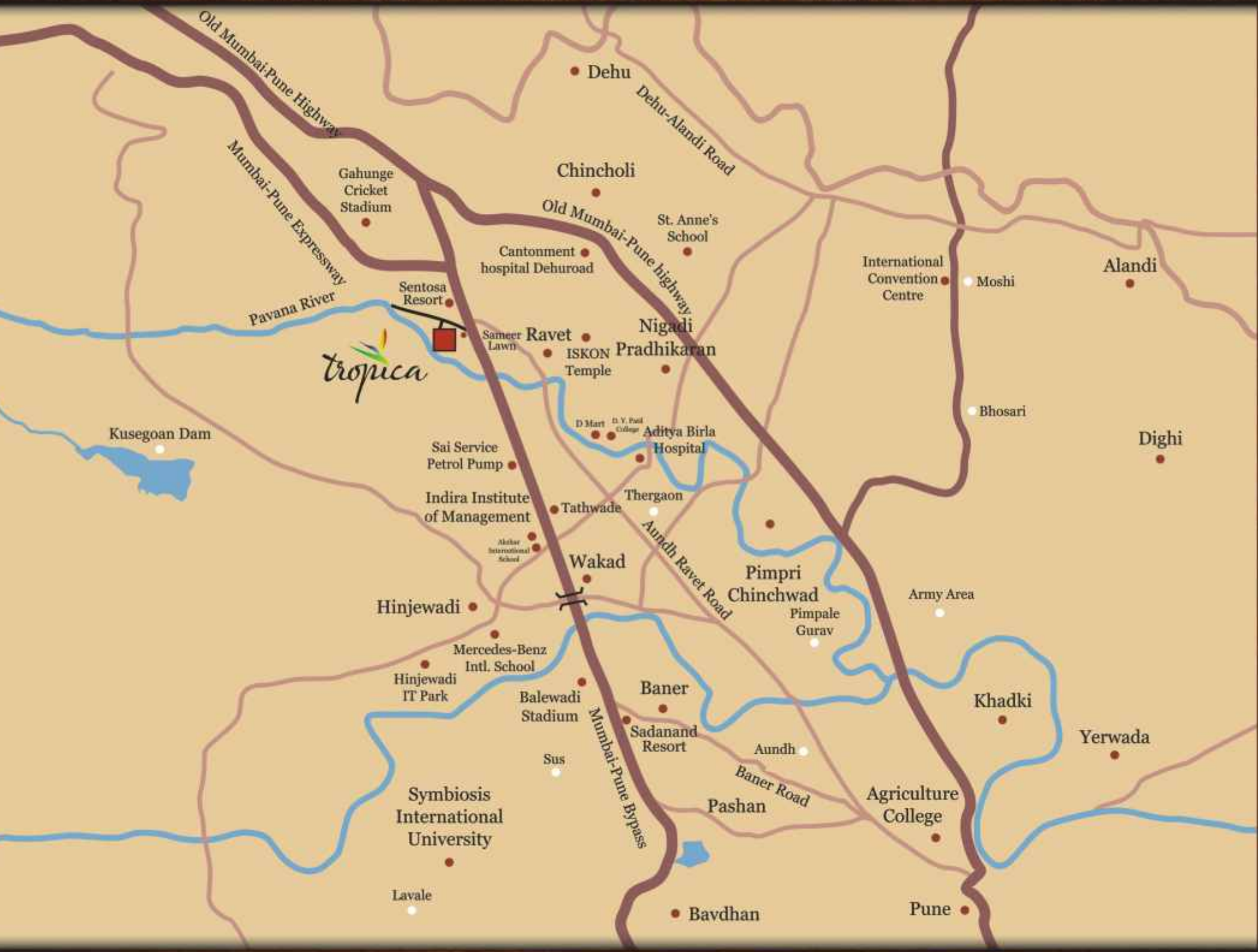
Phase 1 - G, H, I, J



layout.

Planned to mesmerize.

- 1] Decorative tropical entrance gate
- 2] A large fountain to welcome
- 3] Club house 1 – *Movie theater, entertainment golf, library*
- 4] Party lawn
- 5] Celebration play zone
- 6] Senior citizen enclave
- 7] Skating rink
- 8] Jacuzzi
- 9] Musical fountain
- 10] Barbeque area
- 11] Swimming pool with baby pool
- 12] Club house 2 – *Fully equipped gym, steam bath, indoor games*
- 13] Children play zone and toddler play area
- 14] Amphitheater
- 15] Rain dance zone
- 16] Tennis court / basket ball court
- 17] Jogging track
- 18] Multipurpose stage





location.

Where everyday is a holiday.

The holiday side

- ♦ Refreshing green environs
- ♦ Westerly winds coming from the Sahyadris, with no high-rise structures obstructing their flow

A growing locale

- ♦ Automobile giants like Mercedes Benz, General Motors and Volkswagen coming up in the vicinity
- ♦ World renowned IT companies and renowned educational institutions have set-up shop
- ♦ Broad, well-paved roads

Well-connected location

- ♦ Connectivity to every part of Pune
- ♦ IT Park of Hinjewadi just a few minutes' drive down the Expressway
- ♦ Bypass connectivity with Aundh and the University Circle, Baner, Kothrud, Sinhagad Road and Swargate
- ♦ 4-lane roads bring the industrial estates of Pimpri, Chinchwad, Chakan and Talegaon within easy reach



credits

Architect

Vikas Achalkar
Manoj Tatooskar

RCC Consultant

Delcons, Bal Kulkarni

Legal Advisor

Adv. P. M. Khire

Landscape Designer

Mahesh Nampurkar

Plumbing Consultant

Rahul Dhadphale

Electrical Consultant

Shailendra Zopate

Environmental Consultant

Oasis Consultant, Dr. Vishwambhar Choudhari

3D Art

Digital Arts, Ajay Parge

Strategy and Brand Consultant

Setu Advertising Pvt. Ltd.



being real.

Om Developers.

To infuse life into any conceptual living experience, you have to be real. To your vision. To your thoughts. To your soul. To yourself. For us, all of this is not different from being real to our profession.

In over 17 years Om Developers have brought a pleasant change to Pune's skyline with over 25 prime properties. More than 1000 happy families, some of them being our own neighbours, bear testimony to our values of transparency, honesty and simplicity.

Tropica is one-of-a-kind experience. Because it's a real tropical experience. From Om Developers.

Project by



in J.V. with



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